

St. Louis City Ordinance 64884

FLOOR SUBSTITUTE

BOARD BILL NO. [99] 282

INTRODUCED BY ALDERMAN PHYLLIS YOUNG

AN ORDINANCE ESTABLISHING AND CREATING A PLANNED UNIT DEVELOPMENT DISTRICT FOR ALL OF CITY BLOCK 410 AND A PORTION OF CITY BLOCK 475 TO BE KNOWN AS THE NEAR SOUTHSIDE REDEVELOPMENT AREA (PHASES I, II & III) PLANNED UNIT DEVELOPMENT DISTRICT.

Whereas, the zoning ordinance of the City of St. Louis authorizes the establishment and creation of Planned Unit Development Districts (PUDs), a special zoning overlay tool authorizing the appropriate development of residential or commercial uses, or the combination thereof, in the best interests of the City and to provide for a scale and flexibility of development which could not otherwise be achieved through the existing single use zoning districts, without detriment to neighboring properties; and

Whereas, on December 29, 1999, the City of St. Louis Housing Authority (Housing Authority) submitted to the Planning Commission of the City of St. Louis a Sketch Plan for a Planned Unit Development District for all of City Block 410 and a portion of City Block 475, all of which such land is (and was as of December 29, 1999) owned by the Housing Authority; and

Whereas, the Planning Commission provided a copy of said sketch plan to the Zoning Administrator, who has approved and recommended same via memorandum to the Planning Commission dated January 3, 2000; and

Whereas, the Planning Commission made all requisite findings as required by 26.80.050 of the Revised Code of the City of St. Louis and approved and adopted said sketch plan by Resolution No. PDA-001-00-REZ/CUP/PUD on January 12, 2000, which such resolution has been provided to the Board of Aldermen.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Findings of Fact.

The Board of Aldermen of the City of St. Louis hereby find and determine that:
(i) the Near Southside Redevelopment Area (Phase I, II & III) Planned Unit

Development District, as proposed in the St. Louis Housing Authority's sketch plan submittal of December 29, 1999 encourages appropriate development of residential and commercial uses; (ii) the Near Southside Redevelopment Area (Phase I, II & III) Planned Unit Development District, as proposed in the St. Louis Housing Authority's sketch plan submittal of December 29, 1999 is in the best interests of the City; (iii) the Near Southside Redevelopment Area (Phase I, II & III) Planned Unit Development District, as proposed in the St. Louis Housing Authority's sketch plan submittal of December 29, 1999 accomplishes the purposes set forth in 26.80.050.A of the Revised Code of the City of St. Louis; and (iv) the Near Southside Redevelopment Area (Phase I, II & III) Planned Unit Development District, as proposed in the St. Louis Housing Authority's sketch plan submittal of December 29, 1999 meets the conditions set forth in 26.080.050.E of the Revised Code of the City of St. Louis;

SECTION TWO. Establishment and Creation of Near Southside Redevelopment Area (Phases I, II & III) Planned Unit Development District.

The Near Southside Redevelopment Area (Phase I, II & III) Planned Unit Development District, as proposed in the St. Louis Housing Authority's sketch plan submittal of December 29, 1999 is hereby approved and adopted . Thus, there is hereby created a Planned Unit Development District to be known as the Near Southside Redevelopment Area (Phases I, II & III) Planned Unit Development District for the real property described below:

Beginning at a point in City Block 475, said point being the center line of Chouteau Avenue at the point of intersection thereof with the center line of Raymond Tucker Memorial Boulevard (also known as South 12th Street); thence, from said point southwardly along said center line of Raymond Tucker Memorial Boulevard (also known as South 12th Street) to a point, said point being the point of intersection thereof with the center line of Lafayette Avenue; thence from said point westwardly along said center line of Lafayette Avenue, to a point, said point being the intersection thereof with the center line of South 14th Street, to a point, said point being the point of intersection thereof with the center line of Chouteau Avenue; thence from said point eastwardly along said center line of Chouteau Avenue, to a point, said point being the point of intersection thereof with the center line of Raymond Tucker Memorial Boulevard (also known as South 12th Street), said point being the point of beginning.

(excepting however, that real property which is owned and operated by the City of St. Louis School District as the ♦Peabody School♦, parcel I.D. # 475-0000-100)

SECTION THREE. Severability.

If any provision of this Ordinance shall be held or deemed to be invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because of conflicts with any provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative or unenforceable to any extent whatever.

SECTION FOUR. Emergency Clause.

Passage of this Ordinance being deemed necessary for the immediate preservation of the health and welfare of the residents of the City of St. Louis, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and shall become effective immediately upon its passage and approval by the Mayor.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
01/28/00	01/28/00	HUDZ		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
03/03/00			03/10/00	03/17/00
ORDINANCE	VETOED		VETO OVR	
64884				